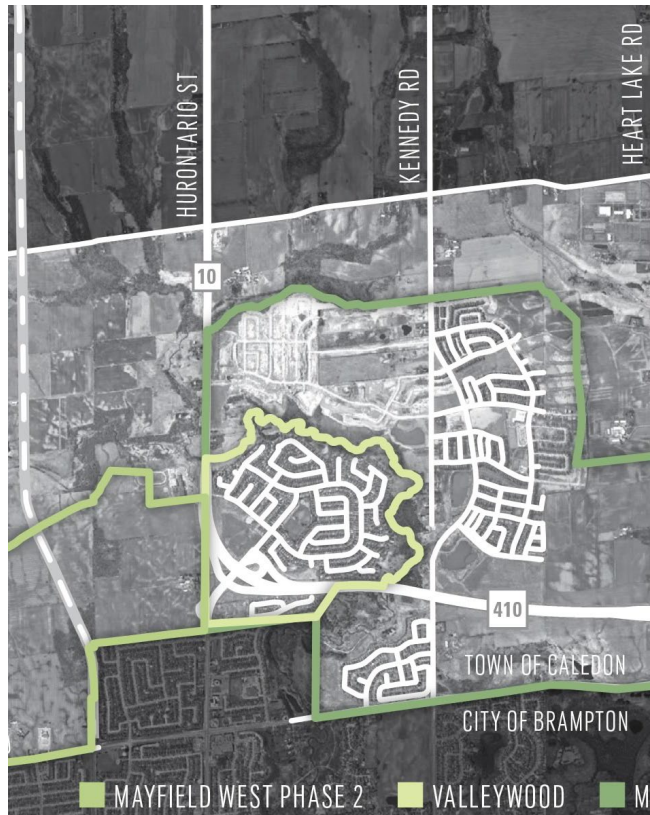


Growth Management & Built Environment



PUBLIC SESSIONS

Today we will discuss...

- Peel 2041+ Process
- What is the Settlement Area Boundary Expansion (SABE) Study?
- Meeting Purpose & Objectives
- Study Process
- Overview of Technical Studies
- Key Findings
- Next Steps

Peel 2041+ Process

- Peel is currently updating the Regional Official Plan
- Process initiated in 2013 with expected completion in July 2022
- Includes a settlement area boundary expansion (SABE) study



Growth Plan 2019

- SABE analysis has been informed by growth forecasts, based on *A Place to Grow, Growth Plan 2019*, Schedule 3 to 2041
- Province has extended Schedule 3 planning horizon to 2051

Growth Plan	Population	Employment
Previous Schedule 3 to 2041	1,970,000	970,000
New Schedule 3 to 2051	2,280,000	1,070,000
<i>Difference</i>	<i>310,000</i>	<i>100,000</i>

What is the Settlement Area Boundary Expansion (SABE) Study?

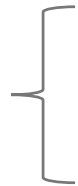
- Determines appropriate location(s) for additional community (residential) and employment lands in Caledon
- Evidence-based review of Focus Study Area (FSA) through many technical studies
 - Made available on the Peel 2041+ website
- SABE will be planned in accordance with Growth Plan 2019
 - Requires detailed technical analysis
 - Accommodate growth to a 2051 planning horizon

Why Does the SABE Matter?

- Caledon needs to accommodate a significant amount of growth over the next 30 years to 2051
 - The SABE Study is being undertaken to comprehensively plan for this growth
- Location of the SABE will impact the future of Caledon and the Region of Peel
- Future growth will place increased demand on municipal services like parks, recreation, roads, transit, water, wastewater etc.
- Share your input on the draft technical studies which will be used to identify the future growth areas in the Town

SABE Sets Framework for More Detailed Planning

Identifies settlement expansion area and contains broad policies which set out the overall pattern of development, servicing and environmental management



Peel Regional Official Plan:
Settlement Area
Boundary Expansion



Town of Caledon
Official Plan

Town of Caledon
Secondary Plans

Detailed policies that conform with the Regional Official Plan, including permitted land uses



Zoning By-law

Site Plan Review

Specific provisions for regulating land use and improvements (e.g. building size, height, design and set-backs)

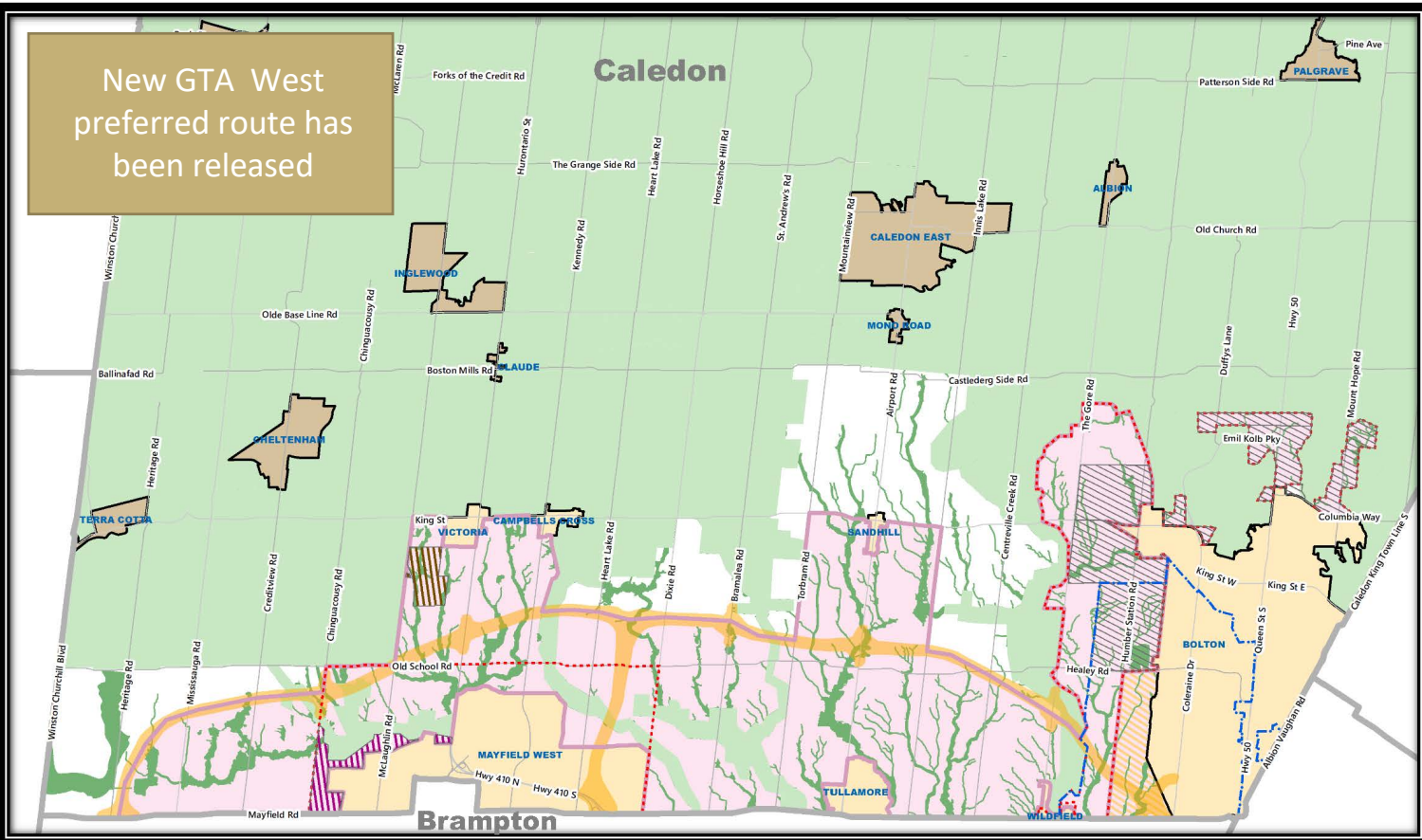


Strategic

Specific

FSA Located in Southern Caledon

New GTA West preferred route has been released



FOCUS STUDY AREA (FSA) (2041)

- FSA**
(Area identified for further study)
- Study Areas**
(ROP Policy 5.4.3.2.7)
- GTA West Corridor**
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Approx. size, to scale, of SABE land requirement (~1,300 ha) to 2041

Disclaimer: This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents an area to be studied for the purpose of identifying a SABE. For additional information, please refer to the *Settlement Area Boundary Expansion Study Phase A: Focus Study Area* report.

Note:

- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
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- (3) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
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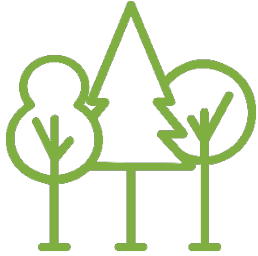


1 cm = 1 km

Workshop Purpose & Objectives

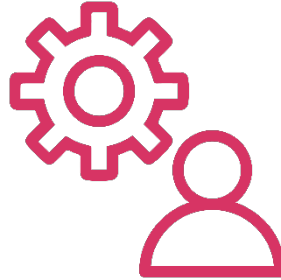
- Update the public on the Peel 2041+ and SABE analysis undertaken to date
- Key objectives:
 - Describe technical study methodologies and preliminary principles and conclusions
 - Ask questions of participants to solicit feedback
 - Address questions and points of clarification
 - Obtain feedback

Technical Studies



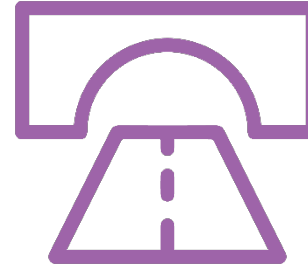
Environment, Climate Change and Agriculture

- Scoped Subwatershed Study
- Climate Change: Energy and Emissions Reductions
- Agricultural Impact Assessment



Resources

- Cultural Heritage Assessment
- Mineral Aggregate Study
- Stage 1 Archaeological Assessment



Infrastructure and Finance

- Water and Wastewater Assessment
- Transportation Assessment
- Fiscal Impact



Growth Management & Built Environment

- Employment and Commercial Opportunities Assessment
- Public Facilities Assessment
- Community Health Assessment

Purpose of Technical Studies



Commercial and Employment Opportunities

- Provide real estate market insight to guide planning for commercial retail and employment land uses



Community Health Assessment

- Provide qualitative and quantitative evaluation of health benefits and impact on the built environment



Public Facilities Assessment

- Identify existing/planned infrastructure and capacity at Regional scale including recreation, library, emergency services, and school needs



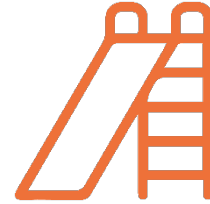
General Approach



**Employment and
Commercial
Opportunities**



**Community Health
Assessment**



**Public Facilities
Assessment**



DEMOGRAPHIC



INVENTORY



POLICY AND
REGULATORY



CASE STUDY AND
BEST PRACTISE



POLICY AND
REGULATORY



INVENTORY



SPATIAL



SPATIAL



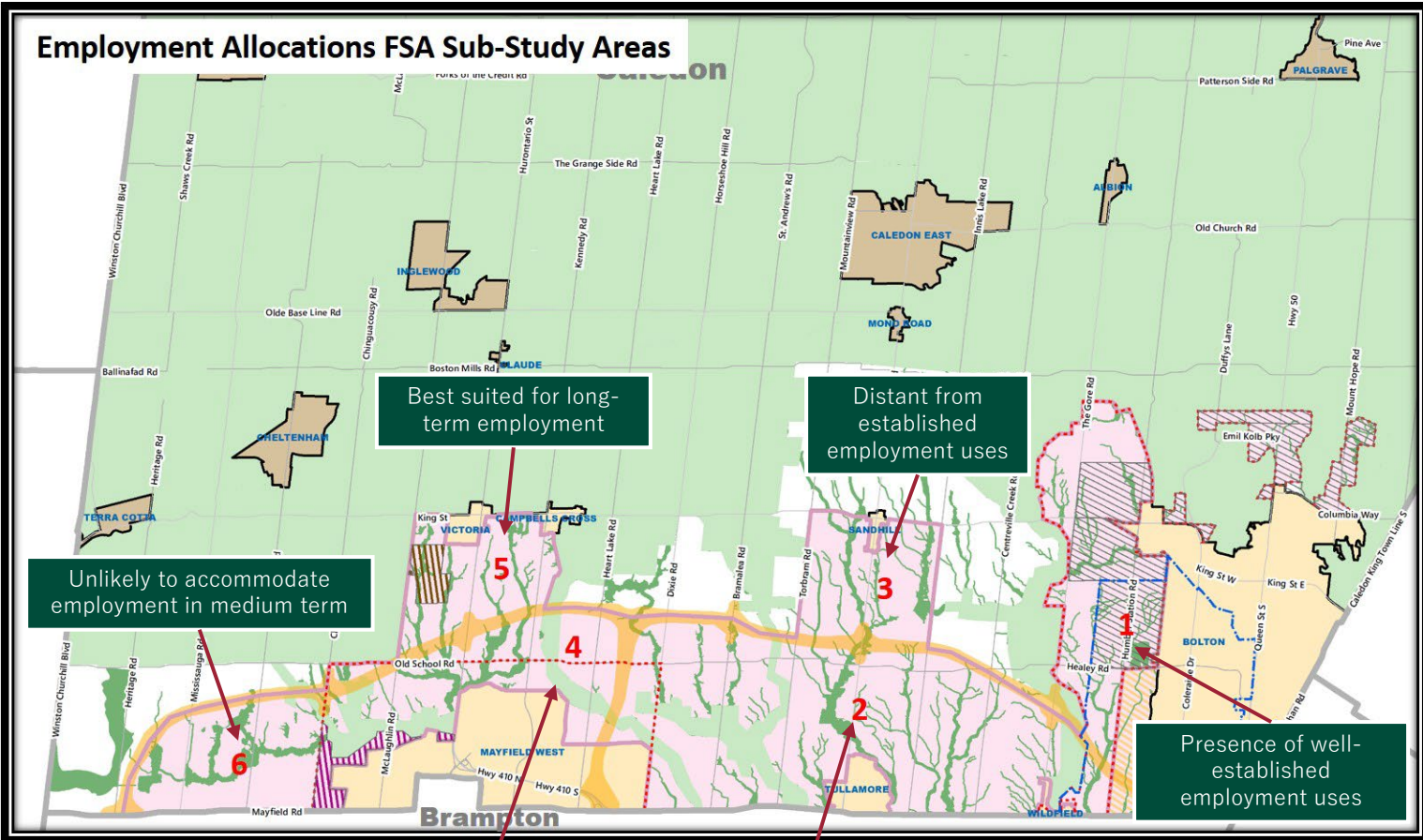
CAPACITY
AND NEEDS

Commercial & Employment Opportunities: Preliminary Principles

Employment Land Location	Retail Commercial Needs
<ul style="list-style-type: none">• Good access to labour and proximity to employment uses• Access to planned major transportation infrastructure (e.g. GTA West Corridor and transit)• Contiguous blocks of employment uses• Ensure land uses can properly accommodate employment uses (e.g. accommodate land-extensive users and avoid land use conflicts)	<ul style="list-style-type: none">• Adjacency/proximity to existing settlement areas and population growth• Proximity to other established and planned retail• Access to major transportation infrastructure (e.g. GTA West Corridor and transit)• Ensure lands are appropriately located (i.e. complement planned employment uses and avoid Greenbelt lands or environmentally sensitive areas that preclude/inhibit development)

Commercial & Employment Opportunities: Employment Land

Employment Allocations FSA Sub-Study Areas



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Approx. size, to scale, of SABE land requirement (~1,300 ha) to 2041

Strong potential for near and long-term employment

Employment land demand could emerge in near to medium term

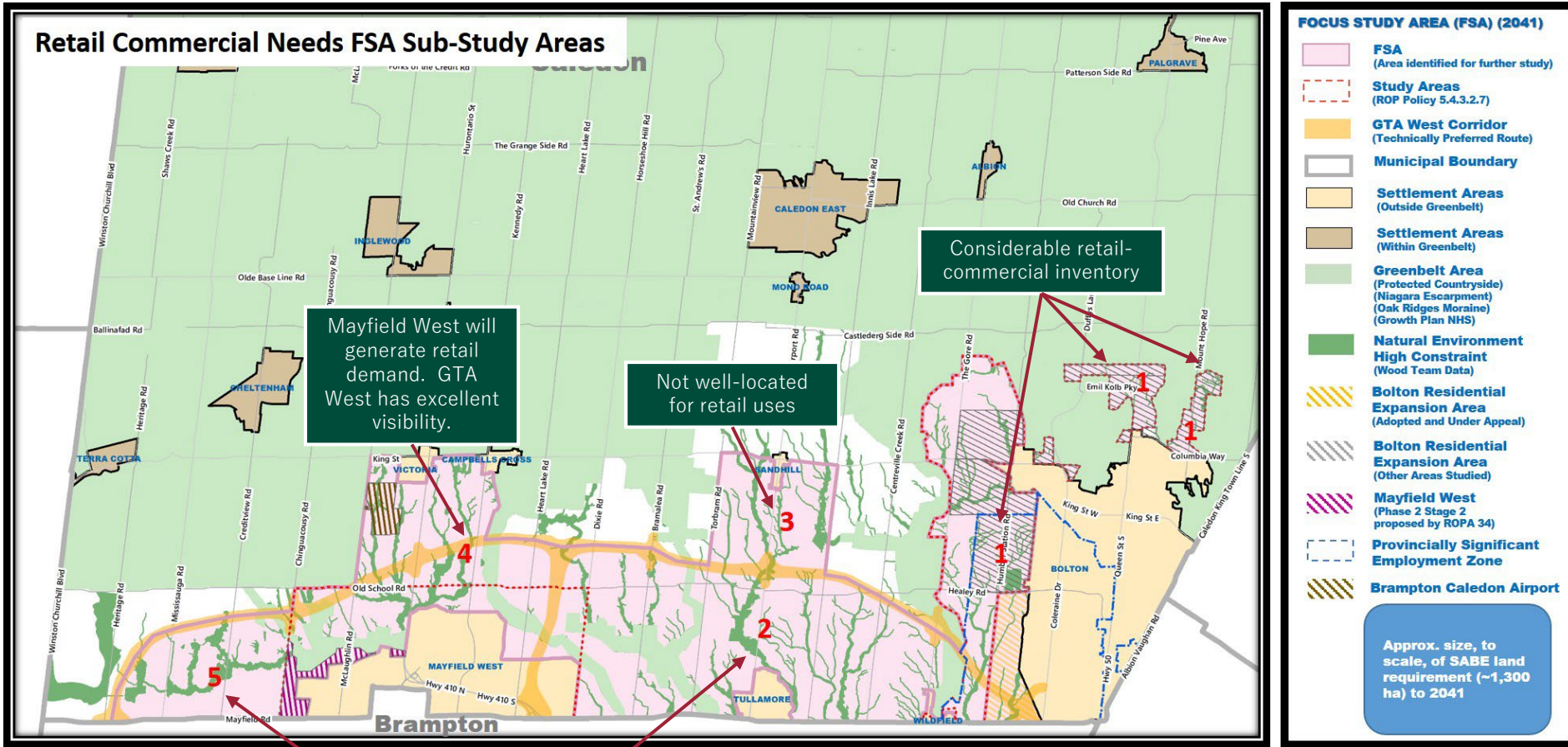
Commercial & Employment Opportunities: Employment Land

Area	Preliminary Conclusions
Area 1: Bolton's Provincially Significant Employment Zone (PSEZ)	<ul style="list-style-type: none"> • Preferred for employment due to the presence of existing and well-established employment uses
Area 2: Tullamore	<ul style="list-style-type: none"> • Additional employment land demand could emerge in the near to medium term • GTA West and Airport may be significant catalyst for future employment
Area 3: Sandhill	<ul style="list-style-type: none"> • Location is distant from established employment areas • Opportunity for long-term employment land once better suitable lands are absorbed
Area 4: Mayfield West	<ul style="list-style-type: none"> • Strong potential for near and long-term employment uses
Area 5: Brampton Caledon Airport Area	<ul style="list-style-type: none"> • Best suited for long-term employment • Brampton Caledon airport may attract related employment uses
Area 6: Southwest Caledon	<ul style="list-style-type: none"> • Unlikely to accommodate employment in the immediate-term

Polling Question(s): Please Answer Yes, No or Don't Know

- Do you generally agree with the principles for **employment land location** to be considered when identifying the location of the SABE?
 1. Good access to labour and proximity to employment uses
 2. Access to planned major transportation infrastructure (e.g. GTA West Corridor and transit)
 3. Contiguous blocks of employment uses
 4. Ensure lands are appropriately located (i.e. complement planned employment uses and avoid Greenbelt lands or environmentally sensitive areas that preclude/inhibit development)

Commercial & Employment Opportunities: Retail Commercial



Limited future retail opportunities

Existing shopping centres. Future retail should extend north of Mayfield Road

Commercial & Employment Opportunities: Retail Commercial

Area	Preliminary Conclusions
Area 1: Bolton's Provincially Significant Employment Zone (PSEZ)	<ul style="list-style-type: none"> • Area has considerable retail-commercial inventory • Scale of residential growth will dictate quantum of retail space demand
Area 2: Tullamore	<ul style="list-style-type: none"> • Area has existing shopping centres • Future development should extend north of Mayfield Rd in recognition of planned uses
Area 3: Sandhill	<ul style="list-style-type: none"> • Not considered to be well located for retail-commercial uses. • If retail is accommodated, sites should have frontage on Airport Road
Area 4: Mayfield West	<ul style="list-style-type: none"> • Planned population in Mayfield West will generate demand for new retail-commercial uses • GTA West Corridor that intersects with Highway 410 has excellent visibility and accessibility and is a good location for major retail-commercial development
Area 5: Southwest Caledon	<ul style="list-style-type: none"> • Limited retail-commercial opportunities • If future population is allocated to this area, it is likely to necessitate small-scale shopping centre development

Polling Question(s): Please Answer Yes, No or Don't Know

- Do you generally agree with the principles for **retail location** to be considered when identifying the location of the SABE?
 1. Adjacency/proximity to existing settlement areas and population growth
 2. Proximity to other established and planned retail
 3. Access to major transportation infrastructure (e.g. GTA West Corridor and transit)
 4. Ensure land use compatibility (e.g. complement planned employment uses and avoid Greenbelt lands or environmentally sensitive areas that preclude/inhibit development)

Community Health Assessment: Methodology

NATURAL ENVIRONMENT & SUSTAINABILITY

PROTECTION AND PRESERVATION OF ENVIRONMENTALLY-SENSITIVE AREAS



FOOD SYSTEMS

CONVENIENT ACCESS TO LOCAL, FRESH, AND NUTRITIOUS FOOD



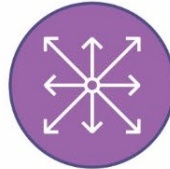
LAND USE

STRATEGIC LOCATION OF LAND USES TO ENSURE COMPATIBILITY AND MINIMIZE ADVERSE IMPACT

WHAT MAKES A HEALTHY CITY?

CONTIGUOUS EXPANSION

LOGICAL EXTENSIONS FROM EXISTING SETTLEMENT AREAS



MOBILITY

ENHANCED MOBILITY AND CONNECTIVITY THROUGH A RANGE OF TRANSPORTATION MODES

DENSITY

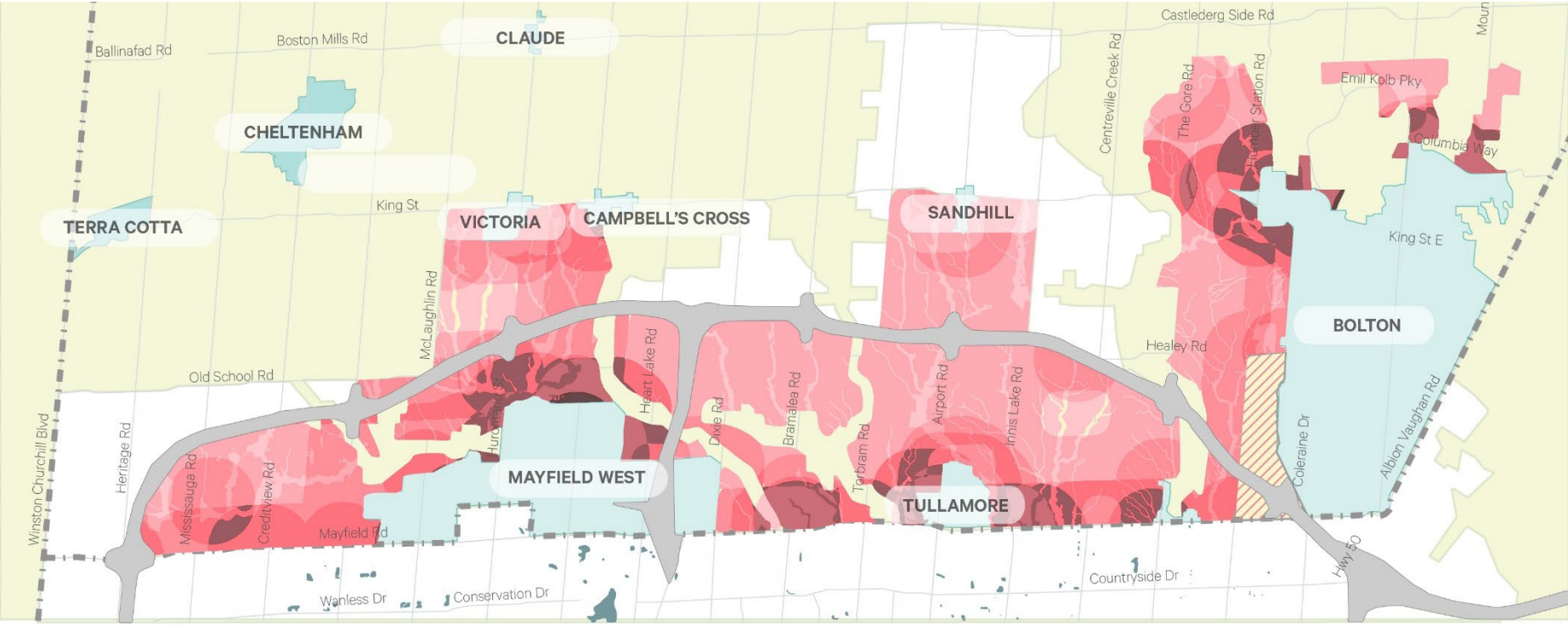
HIGHER-DENSITY AREAS SUPPORTING A GREATER CONCENTRATION AND MIX OF USES



SERVICE PROXIMITY

PROXIMITY AND WALKABILITY TO EVERYDAY AMENITIES AND SERVICES

Community Health Assessment



Polling Question(s): Please Answer Yes, No or Don't Know

- Do you generally agree with the **Health Assessment** principles to be considered when identifying the location of the SABE?
 1. Density
 2. Land Use
 3. Service Proximity
 4. Contiguous Expansion
 5. Mobility and Connectivity
 6. Natural Environment and Sustainability
 7. Food Systems

Public Facilities: Policy Framework

- Growth Plan requires sufficient capacity in existing and planned public service facilities when establishing new settlements
- Public facilities include recreation, police and fire protection, health and educational programs, and cultural services:
 - Lands, buildings or structures for the provision of programs and services provided or subsidized by a government or other body



Public Facilities: Preliminary Principles and Conclusions

- Avoid overlapping with similar facilities
- Locate future growth around existing/planned settlement areas to efficiently use infrastructure

Library & Recreation



- Ensure good access to existing/planned road network
- Ensure SABE is serviced by existing or planned infrastructure

Protection Services



- Consider how SABE will impact existing schools
- Ensure sufficient land for secondary and elementary schools
- Locate SABE near existing/planned facilities with excess capacity in FSA

School Boards



- There is limited capacity in existing and currently planned public service facilities to accommodate the SABE
- Region, Caledon and local School Boards are anticipated to continue to invest in infrastructure needed to maintain adequate service levels for future development, including within the SABE area

Polling Question(s): Please Answer Yes, No or Don't Know

Do you generally agree with the approach used to assess public facilities?



POLICY AND
REGULATORY

Review provincial legislative requirements as well as Peel and Caledon plans and policies



INVENTORY

Develop detailed inventory of existing facilities (including size and location)



CAPACITY
AND NEEDS

Identify future infrastructure needs related to development

Technical Study Findings Will Inform the SABE

- The preliminary principles and general conclusions of the technical studies will inform selection of the SABE
- Proposed Regional Official Plan Amendment will identify the SABE location and provide policies to guide future planning of the area
- Subsequent stages of the planning process will help develop detailed land use plans for the SABE:
 - Caledon Official Plan and Secondary Plans
 - Detailed Subwatershed Planning
 - Zoning By-laws
 - Others

Next Steps

- **Ongoing**
 - Solicit stakeholder feedback on analysis completed to date
- **September/October 2020**
 - Consult with municipal staff, agencies, and public to describe the SABE Study, present the Focused Study Area, and discuss technical study results
- **Fall 2020**
 - Update technical studies based on comments received through consultation
 - Begin drafting SABE and Regional Official Plan Amendment (ROPA) policies based on results of the technical studies
- **December 2020**
 - Finalize technical studies and update Council on status of SABE ROPA
- **Additional information can be found at:**
 - <https://www.peelregion.ca/officialplan/review/>

Contact Us

- For more information on the Peel 2041+ Regional Official Plan Review, visit: peelregion.ca/officialplan/review/
- Comments can be submitted directly to:
Tara Buonpensiero, MCIP, RPP
Acting Manager, Policy Development
Tel: 905-791-7800 ext. 4455
Cell: 437-218-7724
E-mail: Tara.Buonpensiero@peelregion.ca

Kathryn Dewar, MCIP RPP

Principal Planner

Regional Planning & Growth Management

Tel: 647-620-3750

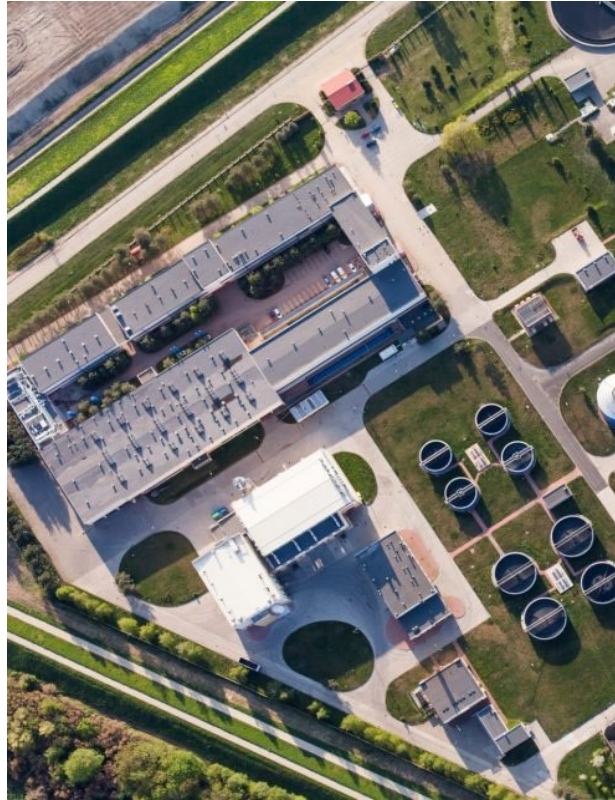
E-mail: kathryn.dewar@peelregion.ca

Settlement Area Boundary Expansion

Infrastructure & Finance



PUBLIC SESSIONS



Today we will discuss...

- Peel 2041+ Process
- What is the Settlement Area Boundary Expansion (SABE) Study?
- Meeting Purpose & Objectives
- Study Process
- Overview of Technical Studies
- Key Findings
- Next Steps

Peel 2041+ Process

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Growth Plan 2019

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What is the Settlement Area Boundary Expansion (SABE) Study?

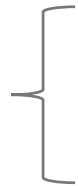
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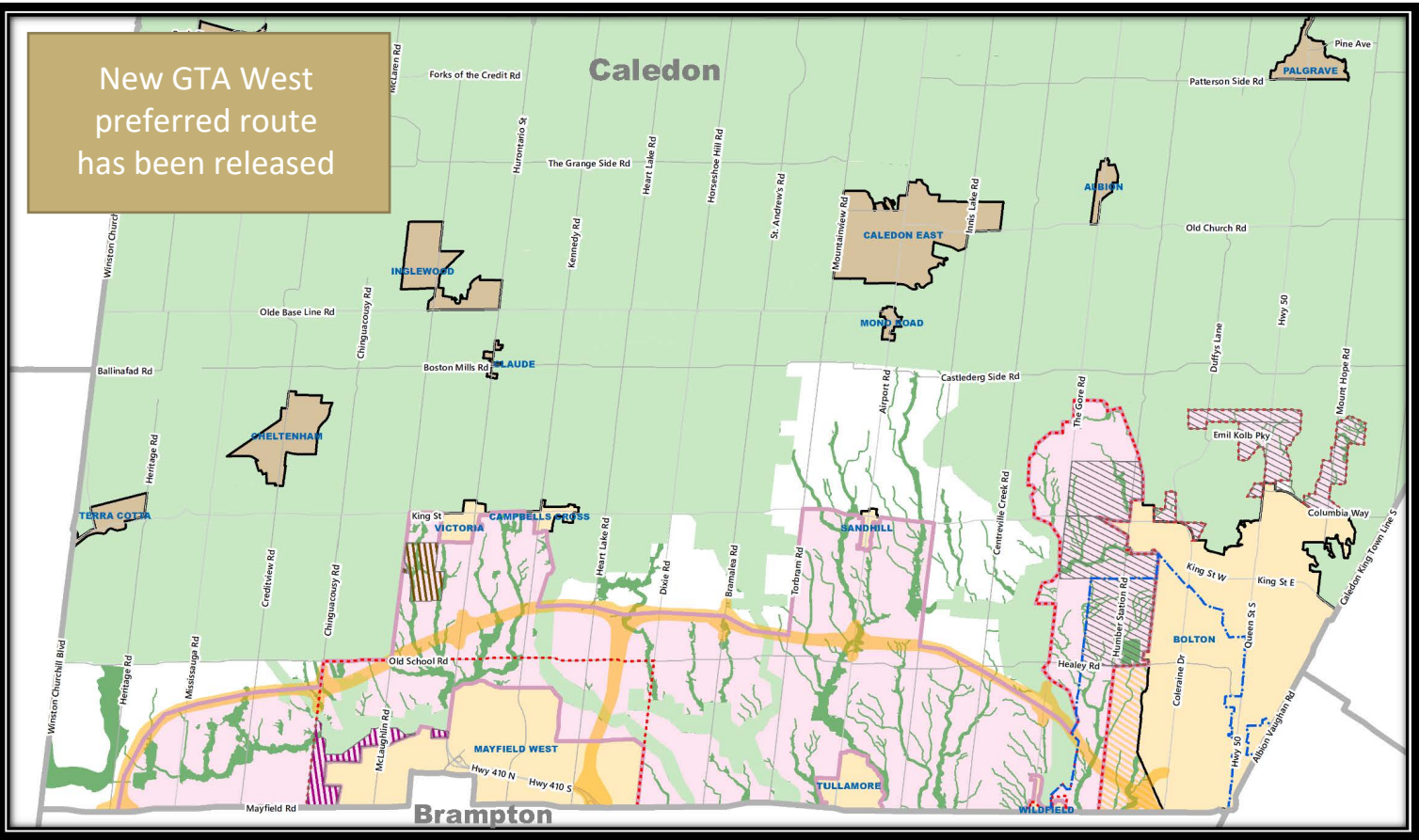


Strategic

Specific

FSA Located in Southern Caledon

New GTA West preferred route has been released



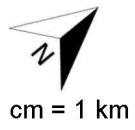
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Approx. size, to scale, of SABE land requirement (~1,300 ha) to 2041

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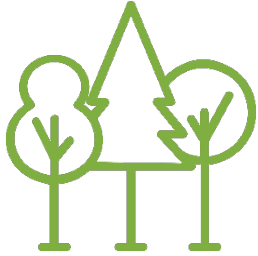
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Workshop Purpose & Objectives

- Update the public on the Peel 2041+ and SABE analysis undertaken to date
- Key objectives:
 - Describe technical study methodologies and preliminary principles and conclusions
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Technical Studies



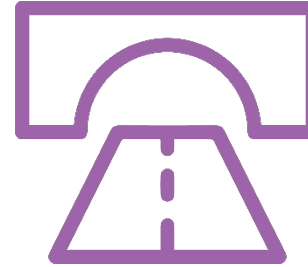
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- Climate Change: Energy and Emissions Reductions
- Agricultural Impact Assessment



Resources

- Cultural Heritage Assessment
- Mineral Aggregate Study
- Stage 1 Archaeological Assessment



Infrastructure and Finance

- Water and Wastewater Assessment
- Transportation Assessment
- Fiscal Impact



Growth Management & Built Environment

- Employment and Commercial Opportunities Assessment
- Public Facilities Assessment
- Community Health Assessment

Purpose of Technical Studies



Water and Wastewater Study

- Establish water and wastewater servicing principles to inform the SABE assessment analysis
- Provide a detailed infrastructure assessment



Transportation Initial Assessment

- Identify transportation planning principles including active transportation and transit infrastructure



Fiscal Impact Assessment

- Analyze costs and anticipated revenue from new development associated with the SABE



General Approach



Water and Wastewater Study



CAPACITY AND NEEDS



POLICY AND REGULATORY



SPATIAL



Transportation Initial Assessment



CAPACITY AND NEEDS



POLICY AND REGULATORY



SPATIAL



Fiscal Impact Assessment



IMPACT



POLICY AND REGULATORY



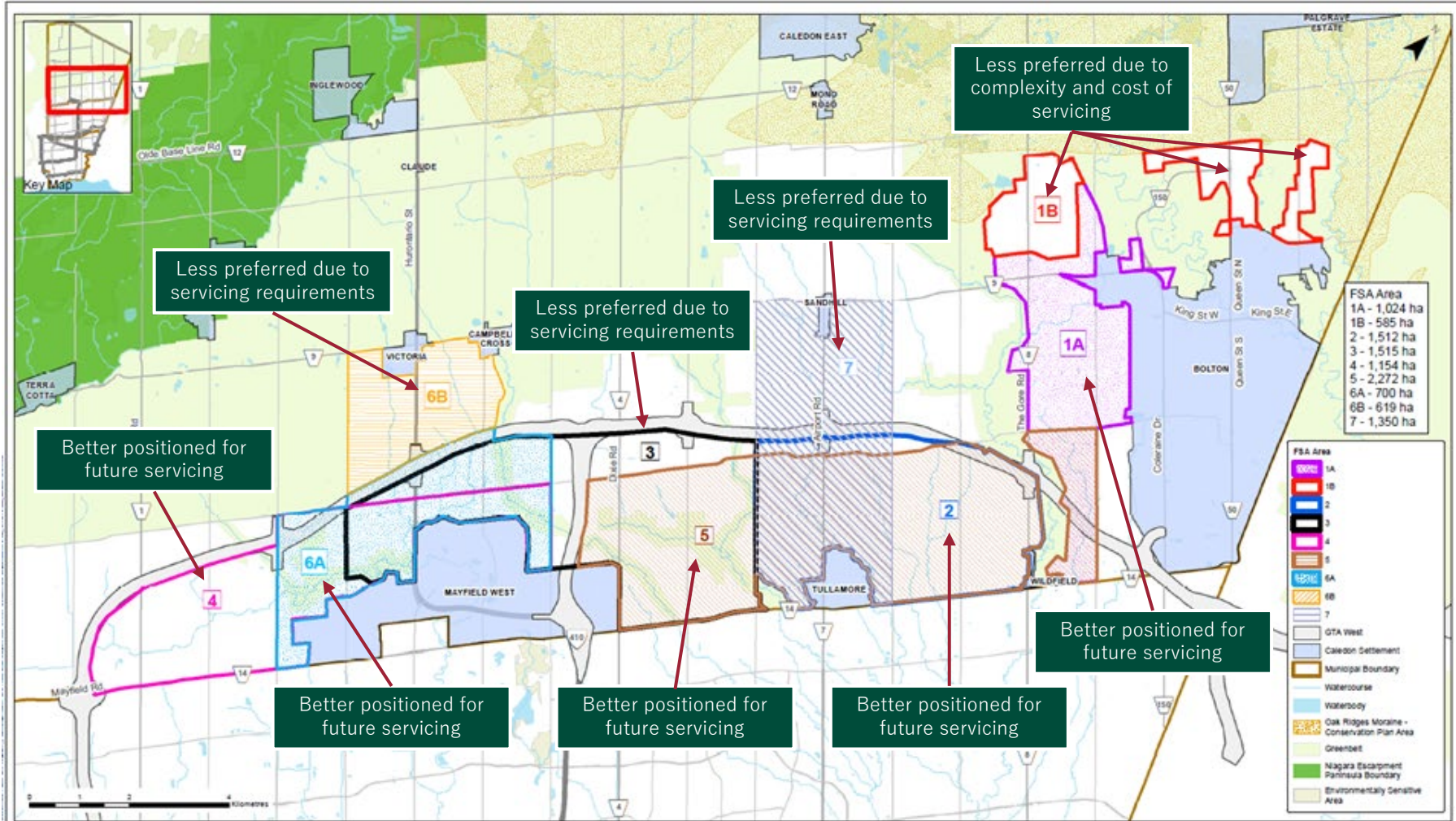
DEMOGRAPHIC

Water and Wastewater Preliminary Principles

- Optimize the use of existing/planned infrastructure and growth where possible
- Provide reliable and safe distribution of drinking water and collection of wastewater
- Consideration for servicing life of infrastructure relative to the planning horizon
- Locate infrastructure efficiently
- Based on these principles, FSA sub-areas were determined to be more/less preferable for development



Water & Wastewater



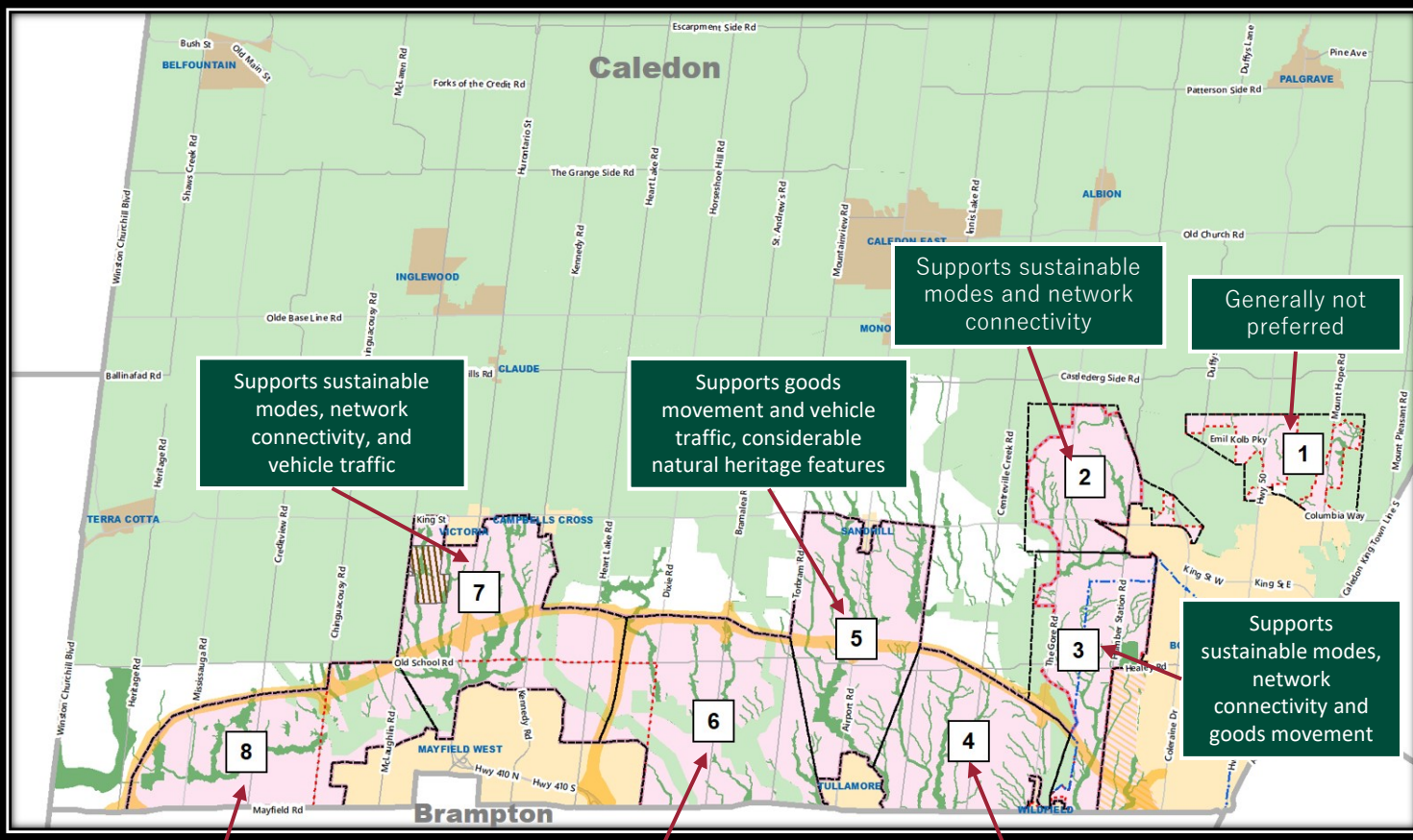
Water & Wastewater: Preliminary Conclusions

Area	Preliminary Conclusions
1A. Bolton Study Area	Better positioned for future servicing
1B. Bolton Study Area	Less preferred based on complexity and cost of servicing, especially in areas north of Columbia Way.
2. Tullamore – East Extension	Better positioned for future servicing
3. Mayfield West – East Extension	Less preferred based on servicing requirements
4. Alloa / Mayfield West – West Extension	Better positioned for future servicing
5. Wildfield	Better positioned for future servicing
6A. Mayfield West Extension to Victoria/Campbells Cross	Better positioned for future servicing (for lands south of the planned GTA West Corridor)
6B. Mayfield West Extension to Victoria/Campbells Cross	Less preferred based on servicing requirements
7. Tullamore Extension to Sandhill	Less preferred based on servicing requirements

Polling Question(s): Please Answer Yes, No or Don't Know

- Do you generally agree with the preliminary **water and wastewater servicing** principles?
 1. Optimize the use of existing/planned infrastructure and growth where possible
 2. Provide reliable and safe distribution of drinking water and collection of wastewater
 3. Consideration for servicing life of infrastructure relative to the planning horizon
 4. Locate infrastructure efficiently

Transportation



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Approx. size, to scale, of SABE land requirement (~1,300 ha) to 2041

Supports sustainable modes, vehicle traffic, and network connectivity

Supports sustainable modes, network connectivity, goods movement, and vehicle traffic

Supports vehicle traffic and goods movement

Supports sustainable modes, network connectivity, and vehicle traffic

Supports goods movement and vehicle traffic, considerable natural heritage features

Supports sustainable modes and network connectivity

Generally not preferred

Supports sustainable modes, network connectivity and goods movement

Transportation Assessment: Preliminary Principles and Conclusions

- Positive or negative operational impacts on active transportation, carpooling and transit
- Areas 2, 3, 6, 7, and 8 most preferable

Sustainable Modes



- Network level of service and degree of congestion
- Areas 4-8 most preferable

Vehicle Traffic



- Effect on first and last-mile access
- Areas 2, 3, 6 and 8 most preferable

Road Network Connectivity



- Effect on mobility and ease of access for goods movement
- Areas 3-6 most preferable

Goods Movement



- Encroachment to sensitive cultural heritage features
- There are minimal to no cultural heritage sites located within the FSA

Cultural Heritage



- Effects on NHS caused by new construction
- Areas 5 not preferred (most amount of NHS)

Natural Environment

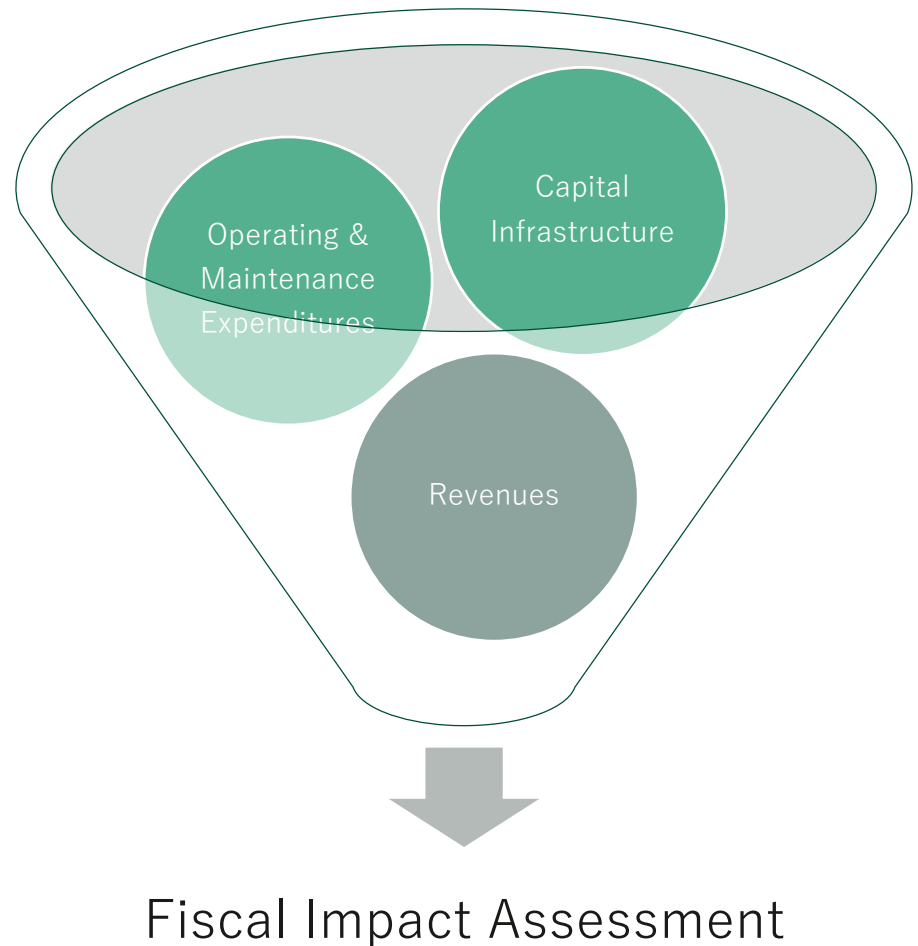


Polling Question(s): Please Answer Yes, No or Don't Know

- Do you generally agree with the **transportation** assessment principles?
- Impact on:
 1. Sustainable modes
 2. Vehicle traffic
 3. Road network connectivity
 4. Goods movement
 5. Cultural heritage
 6. Natural environment

Fiscal Impact Assessment

- Growth Plan 2019 states that growth-related infrastructure and public service facilitates should be financially viable over the full life cycle of these assets
- Analysis has been initiated but not yet completed
- Capital infrastructure, operating costs, and potential revenue sources will be considered



Fiscal Impact Assessment: Preliminary Principles



Polling Question(s): Please Answer Yes, No or Don't Know

Do you generally agree with the approach proposed for the Fiscal Impact Assessment?



IMPACT

Analyze how the costs/revenues associated with the SABE affect the Regional budget



POLICY AND
REGULATORY

Identify available funding tools under current legislation



DEMOGRAPHIC

Test impact of different densities and locations of growth on overall financial health while balancing market and other planning objectives

Technical Study Findings Will Inform the SABE

- The preliminary principles and general conclusions of the technical studies will inform selection of the SABE
- Proposed Regional Official Plan Amendment will provide policies to guide future planning of the SABE
- Subsequent stages of the planning process will help develop detailed land use plans for the SABE:
 - Caledon Official Plan and Secondary Plans
 - Detailed Subwatershed Planning
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 - Others

Next Steps

- **Ongoing**
 - Solicit stakeholder feedback on analysis completed to date
- **September/October 2020**
 - Consult with municipal staff, agencies, and public to describe the SABE Study, present the Focused Study Area, and discuss technical study results
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Contact Us

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- Comments can be submitted directly to:

Tara Buonpensiero, MCIP, RPP

Acting Manager, Policy Development

Tel: 905-791-7800 ext. 4455

Cell: 437-218-7724

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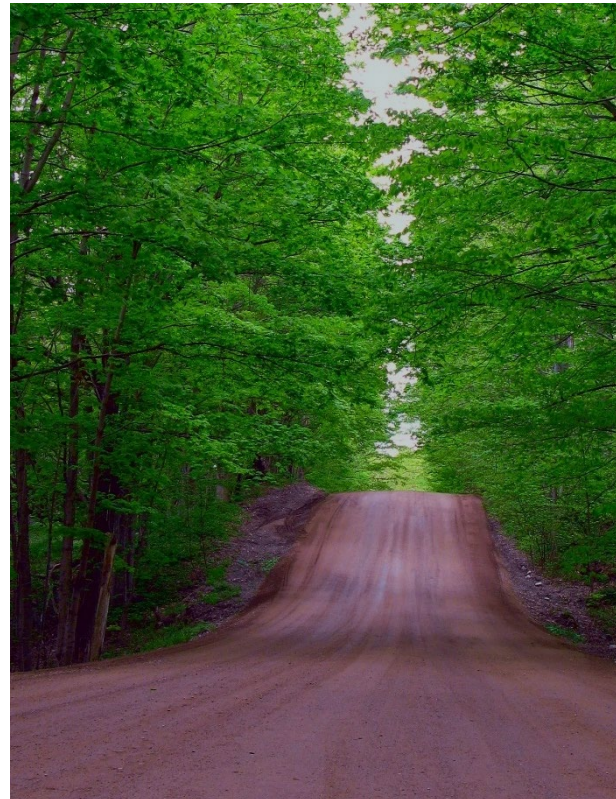
Principal Planner

Regional Planning & Growth Management

Tel: 647-620-3750

E-mail: kathryn.dewar@peelregion.ca

Environment, Climate Change and Agriculture Workshop



PUBLIC SESSIONS

Today we will discuss...

- Peel 2041+ Process
- What is the Settlement Area Boundary Expansion (SABE) Study?
- Meeting Purpose & Objectives
- Study Process
- Overview of Technical Studies
- Key Findings
- Next Steps

Peel 2041+ Process

- Peel is currently updating the Regional Official Plan
- Process initiated in 2013 with expected completion in July 2022
- Includes a settlement area boundary expansion (SABE) study



Growth Plan 2019

- SABE analysis has been informed by growth forecasts, based on *A Place to Grow, Growth Plan 2019*, Schedule 3 to 2041
- Province has extended Schedule 3 planning horizon to 2051

Growth Plan	Population	Employment
Previous Schedule 3 to 2041	1,970,000	970,000
New Schedule 3 to 2051	2,280,000	1,070,000
<i>Difference</i>	<i>310,000</i>	<i>100,000</i>

What is the Settlement Area Boundary Expansion (SABE) Study?

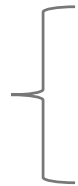
- Determines appropriate location(s) for additional community (residential) and employment lands in Caledon
- Evidence-based review of Focus Study Area (FSA) through many technical studies
 - Made available on the Peel 2041+ website
- SABE will be planned in accordance with Growth Plan 2019
 - Requires detailed technical analysis
 - Accommodate growth to a 2051 planning horizon

Why Does the SABE Matter?

- Caledon needs to accommodate a significant amount of growth over the next 30 years to 2051
 - The SABE Study is being undertaken to comprehensively plan for this growth
- Location of the SABE will impact the future of Caledon and the Region of Peel
- Future growth will place increased demand on municipal services like parks, recreation, roads, transit, water, wastewater etc.
- Share your input on the draft technical studies which will be used to identify the future growth areas in the Town

SABE Sets Framework for More Detailed Planning

Identifies settlement expansion area and contains broad policies which set out the overall pattern of development, servicing and environmental management



Peel Regional Official Plan:
Settlement Area
Boundary Expansion



Town of Caledon
Official Plan

Town of Caledon
Secondary Plans

Detailed policies that conform with the Regional Official Plan, including permitted land uses



Zoning By-law

Site Plan Review

Specific provisions for regulating land use and improvements (e.g. building size, height, design and set-backs)

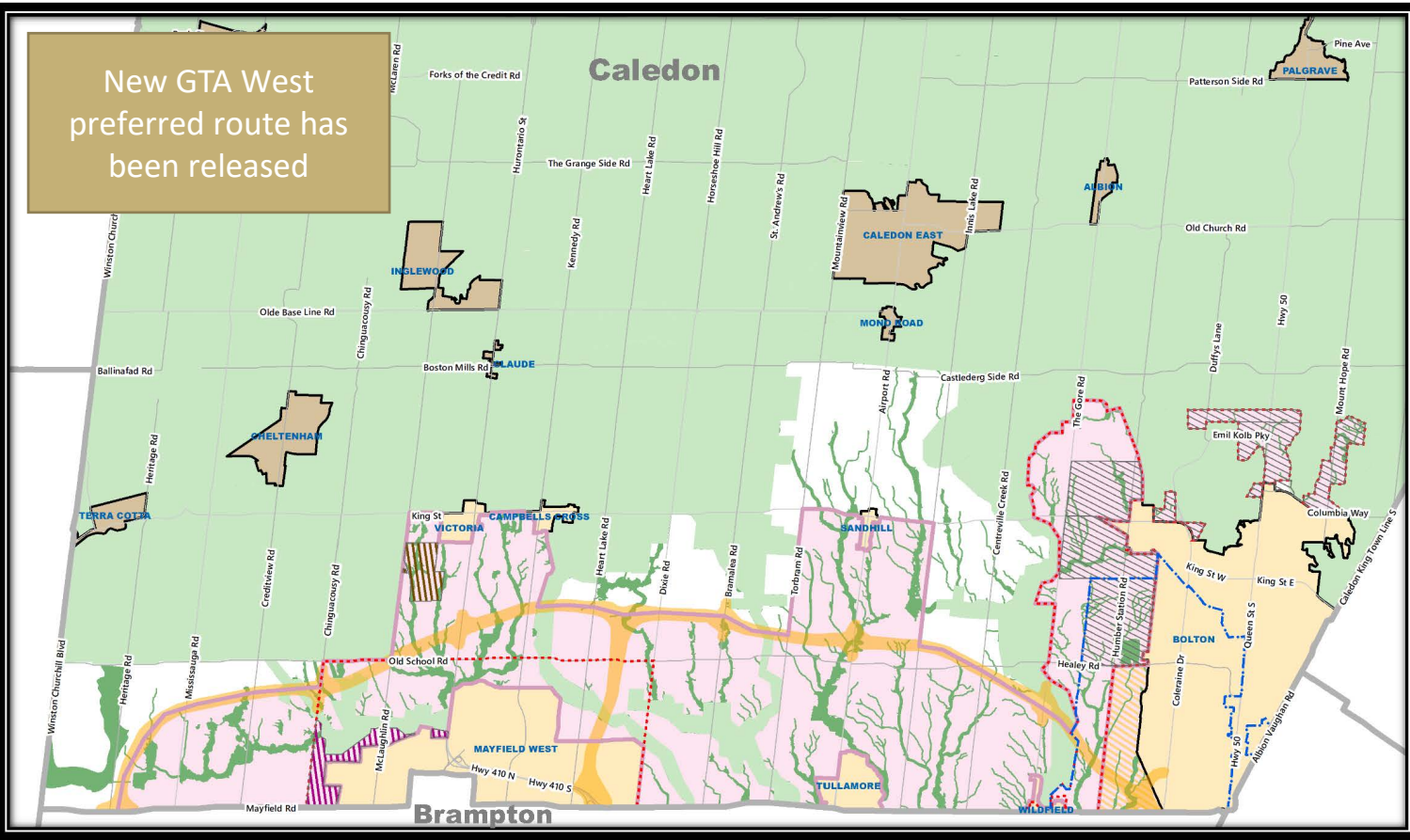


Strategic

Specific

FSA Located in Southern Caledon

New GTA West preferred route has been released



FOCUS STUDY AREA (FSA) (2041)

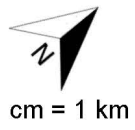
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(Area identified for further study)
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High Constraint
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- Bolton Residential Expansion Area**
(Other Areas Studied)
- Mayfield West**
(Phase 2 Stage 2
proposed by ROPA 34)
- Provincially Significant Employment Zone**
- Brampton Caledon Airport**

Approx. size, to scale, of SABE land requirement (~1,300 ha) to 2041

Disclaimer: This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents an area to be studied for the purpose of identifying a SABE. For additional information, please refer to the *Settlement Area Boundary Expansion Study Phase A: Focus Study Area* report.

Note:

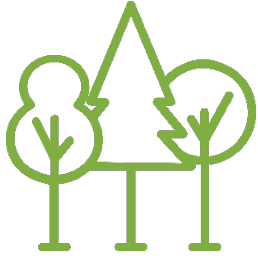
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Workshop Purpose & Objectives

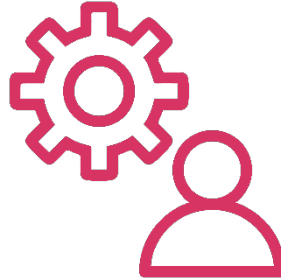
- Update the public on the Peel 2041+ and SABE analysis undertaken to date
- Key objectives:
 - Describe technical study methodologies and preliminary principles and conclusions
 - Ask questions of participants to solicit feedback
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 - Obtain feedback

Technical Studies



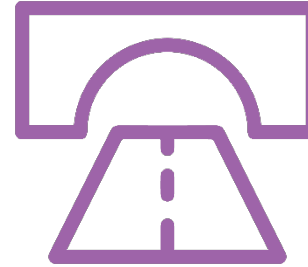
Environment, Climate Change and Agriculture

- Scoped Subwatershed Study
- Climate Change: Energy and Emissions Reductions
- Agricultural Impact Assessment



Resources

- Cultural Heritage Assessment
- Mineral Aggregate Study
- Stage 1 Archaeological Assessment



Infrastructure and Finance

- Water and Wastewater Assessment
- Transportation Assessment
- Fiscal Impact



Growth Management & Built Environment

- Employment and Commercial Opportunities Assessment
- Public Facilities Assessment
- Community Health Assessment

Purpose of Technical Studies



Agricultural Impact Assessment

- Scoped analysis to assess SABE impact on Regional agricultural system
- Detailed AIA to be completed once preferred SABE is identified



Climate Change: Opportunities for Energy and Emissions Reductions

- Create planning policy framework that supports energy planning and GHG emissions reductions in Peel



Environmental Screening & Scoped Subwatershed Study

- Compile an inventory and ensure natural heritage features and water resources are protected and managed, restored or improved in and around future SABE area



General Approach



Agricultural Impact Assessment



POLICY AND REGULATORY



IMPACT



SPATIAL



INVENTORY



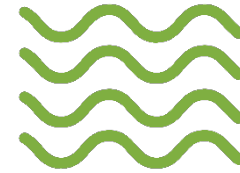
**Climate Change:
Energy and Emissions
Reductions**



POLICY AND REGULATORY



**CASE STUDY AND
BEST PRACTICE**



**Environmental Screening
& Scoped
Subwatershed Study**



**POLICY AND
REGULATORY**



INVENTORY



SCREENING



SPATIAL



IMPACT

Other Studies Considering Climate Change in the Region of Peel

SABE is guided by updated policy framework for climate change

Several technical studies address climate change considerations



Climate Change Policy Framework



Scoped Subwatershed Study



Agricultural Impact Assessment



Transportation



Health Assessment



Opportunities for Energy and Emissions Reduction

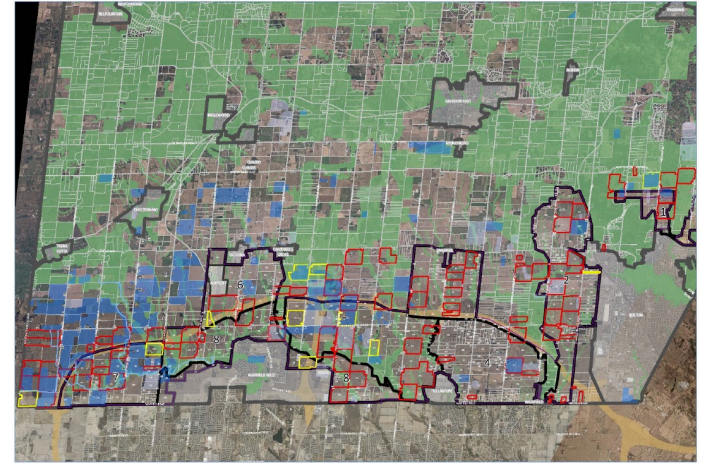
Agricultural Impact Assessment: Preliminary Principles

SABE area should avoid lands with

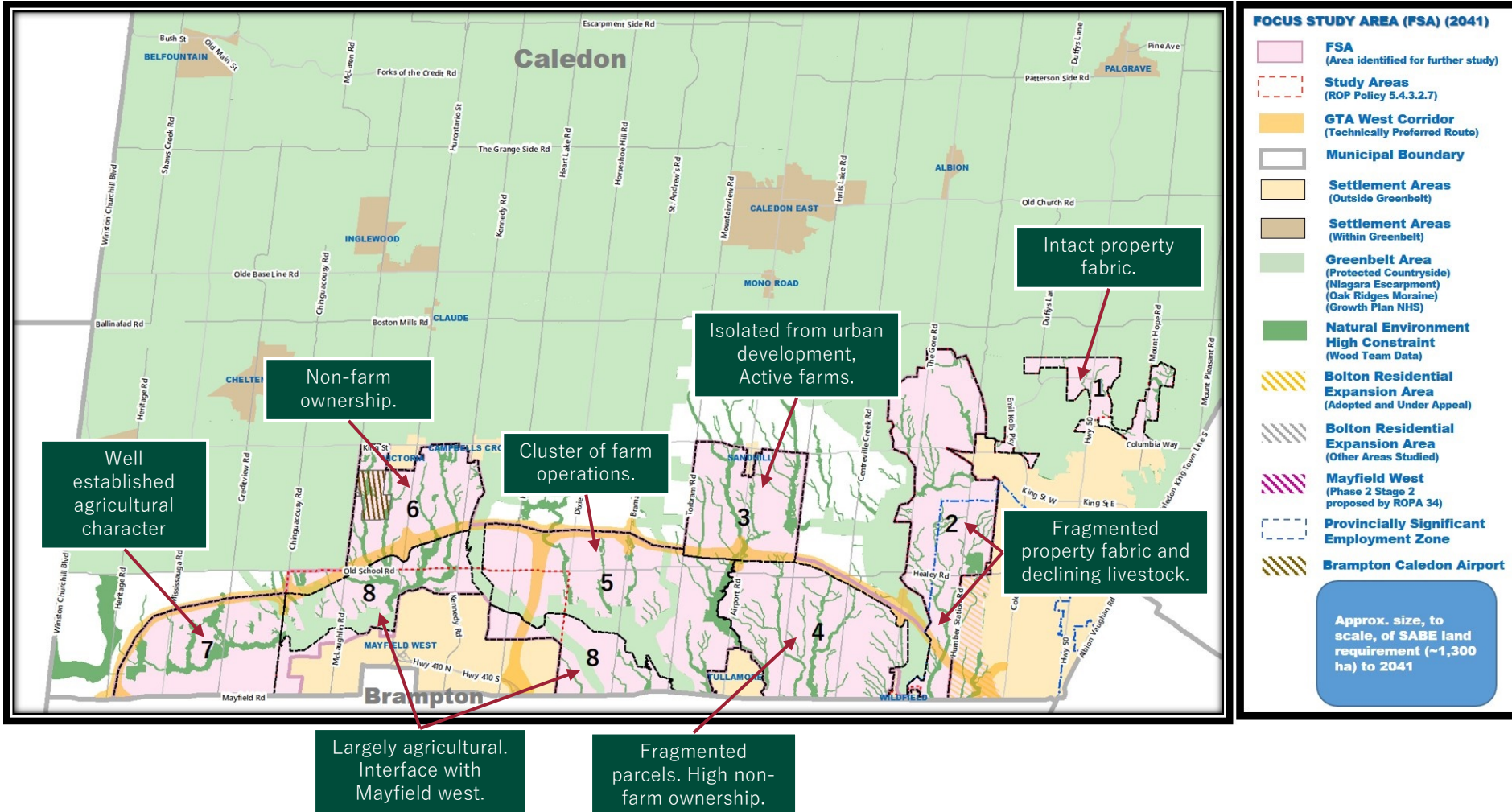
- Strong links with existing agricultural business investment
- Recent farm-related improvements and infrastructure investment
- Active farming operations

Areas more appropriate for SABE

- Fragmented parcels unsuitable for farming
- Near existing urban development with minimal buffers
- Lower priority agricultural lands



Agricultural Impact Assessment



Agricultural Impact Assessment: Preliminary Conclusions

Area	Preliminary Conclusions
Area 1	<ul style="list-style-type: none"> Property fabric is relatively intact, and the majority of the land is under production
Area 2	<ul style="list-style-type: none"> Property fabric is fragmented Livestock sector is generally declining Retaining the northern portion of Area 2 would strengthen the rural system
Area 3	<ul style="list-style-type: none"> Isolated from existing urban development and includes active farming operations
Area 4	<ul style="list-style-type: none"> Although much of the area is farmed, there is extensive non-farm property ownership, a pattern of fragmentation and a high incidence of potentially conflicting uses
Area 5	<ul style="list-style-type: none"> Contains a significant cluster of active farm operations including large livestock operations
Area 6	<ul style="list-style-type: none"> Non-farm residential uses scattered throughout the area and there is considerable non-farm ownership
Area 7	<ul style="list-style-type: none"> Limited fragmentation and the agricultural character is well established
Area 8	<ul style="list-style-type: none"> Existing land use is largely agricultural Area has extensive interface with Mayfield West

Polling Question(s): AIA

Please Answer Yes, No or Don't Know

Do you generally agree with the **agricultural principles** to be considered when determining the location of the SABE?

- Avoid land areas with:
 1. Strong links with existing agricultural business investment
 2. Recent farm-related improvements and infrastructure investment
 3. Active farming operations
- Areas more appropriate for SABE:
 1. Fragmented parcels unsuitable for farming
 2. Near existing urban development with minimal buffers
 3. Lower priority agricultural lands

Climate Change: Opportunities for Energy and Emissions Reductions

- Informed by a review of land use policies and lessons learned through case study review
- Emphasis placed on communities with low-carbon and net-zero emissions



Guelph, ON



Toronto, ON



London, ON



Kitchener, ON



Victoria, BC

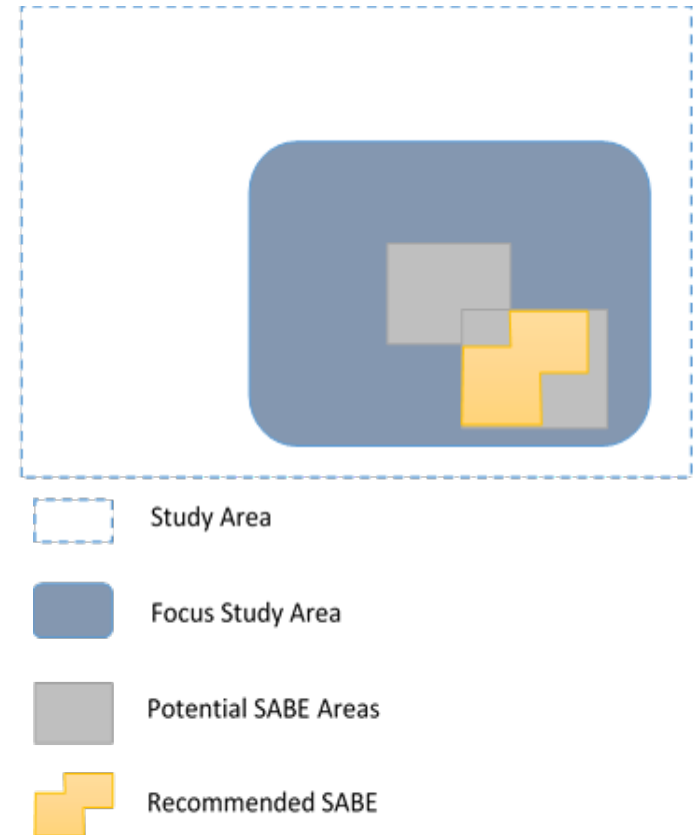


Ottawa, ON

Climate Change: Preliminary Principles and Conclusions

SABE area should

- Expand existing settlement areas (Bolton and Mayfield West)
- Have strong connections with existing settlement areas
- Be near existing and planned transit and active transportation infrastructure
- Avoid natural areas that sequester carbon
- Ensure access to or connection with planned energy infrastructure



Polling Question(s): Please Answer Yes, No or Don't Know

- Do you agree with the **energy and emissions reductions** principles to be considered when determining the location of the SABE?
 1. Expand existing settlement areas (Bolton and Mayfield West)
 2. Have strong connections with existing settlement areas
 3. Be near existing and planned transit and active transportation infrastructure
 4. Avoid natural areas that sequester carbon
 5. Ensure access to or connection with planned energy infrastructure

Environmental Screening & Scoped Subwatershed Study

- Legislation requires the Region to consider environmentally significant and sensitive areas when locating the SABE
- Examination of natural heritage systems and environmental features including:
 - Watersheds
 - Water resource systems (e.g. rivers, streams etc.)
 - Hydrologic areas
 - Natural hazards
 - Others
- The Environmental Screening and Scoped Subwatershed Study are intended to address these legislative requirements

Phase 1: Environmental Screening



High Constraints

- Natural environment features and areas with existing designations or significance
- Represent features and areas that prohibit development



Moderate Constraints

- Natural environment features and areas that may, through future assessment represent constraints to development or are indicators of potentially significant functions
- Moderate constraint areas may become high constraint or be assessed as posing little or no constraint to development

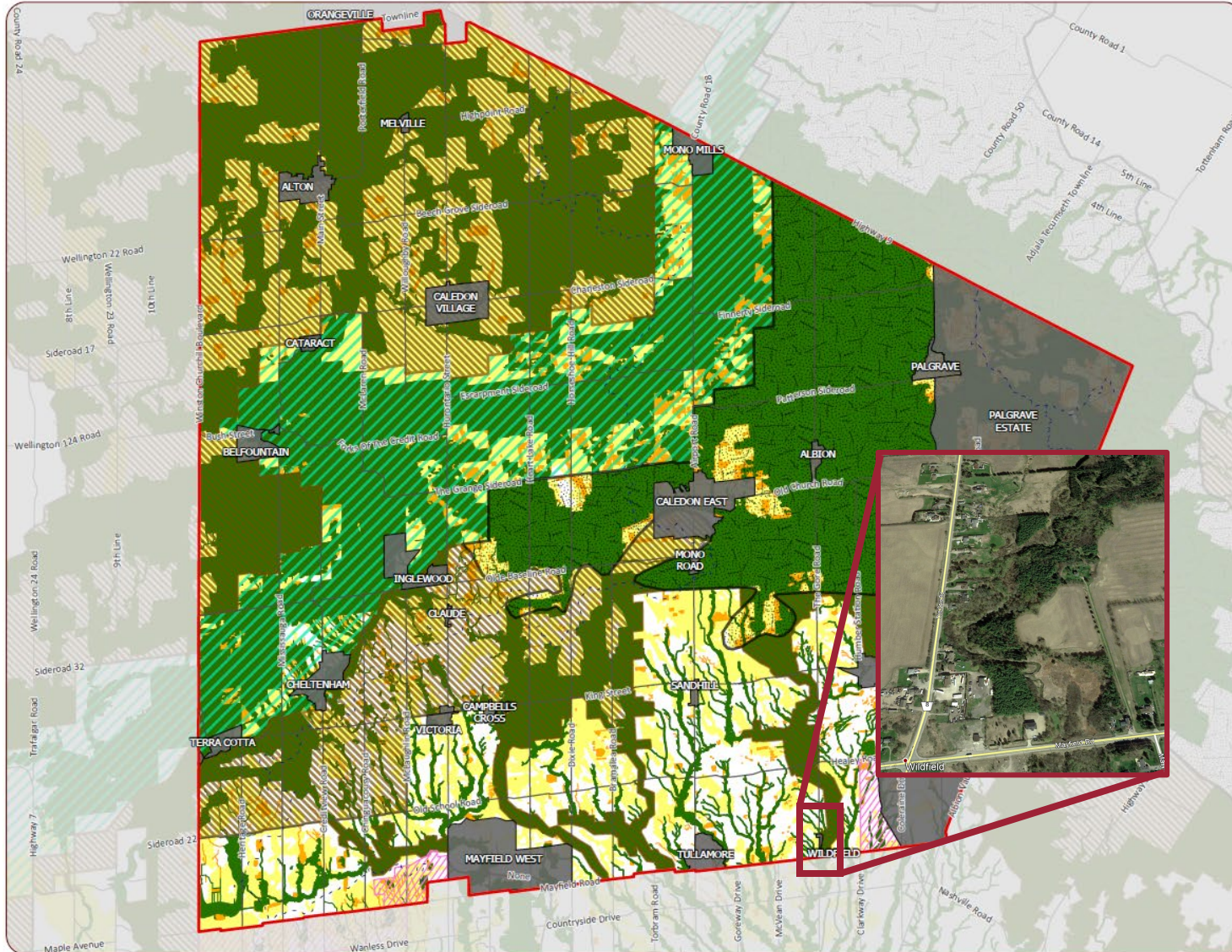


Low Constraints

- Mapped natural environment areas that, based on current knowledge, do not represent constraints to development
- These may impact some aspects of land use planning decisions or present additional study requirements or enhanced management requirements

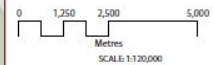
Framework
for assessing
natural
environment
in FSA

High Constraints



Preliminary Natural Environment Constraints: Input to Focused Study Area Delineation
 Peel Region Settlement Boundary Expansion and Scoped Subwatershed Study

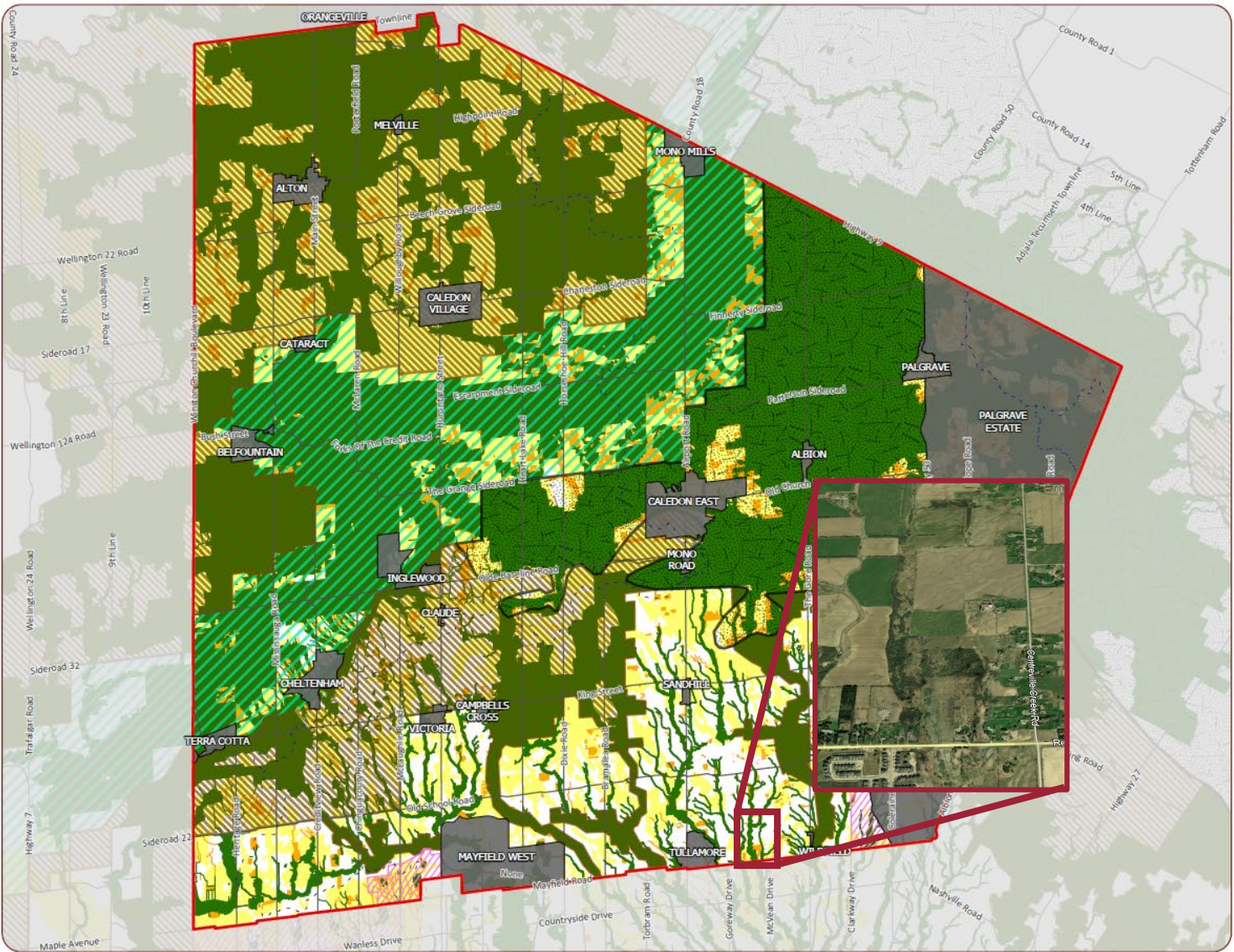
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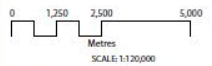


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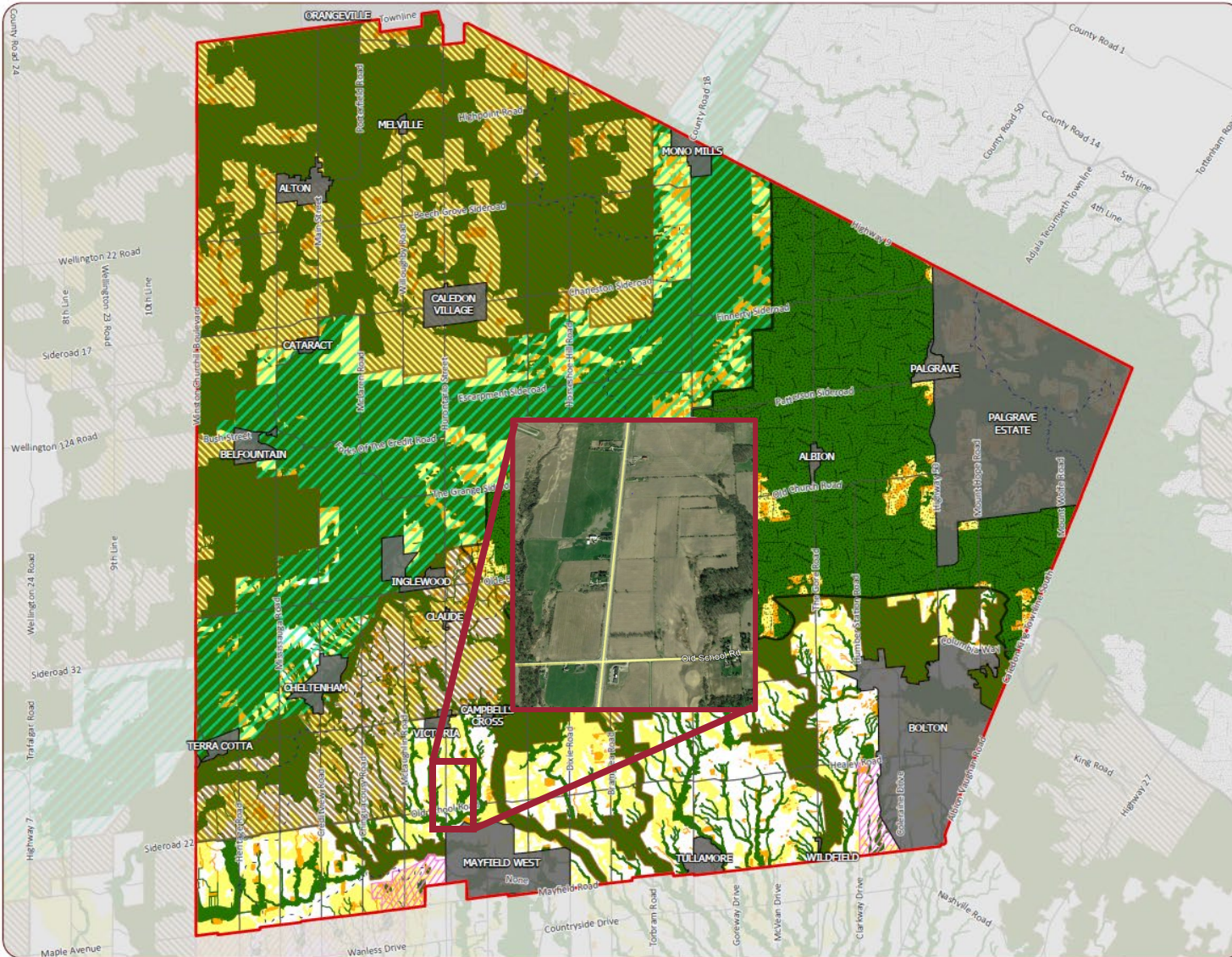
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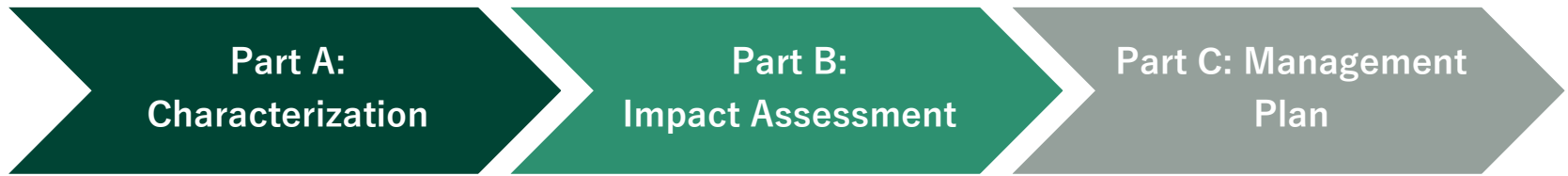
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Phase 2: Scoped Subwatershed Study



- Analysis will identify/recommend:
 - Direction for environmental protection and management
 - Conceptual natural heritage system to be protected, restored and enhanced
 - Conceptual water resource system to be protected, restored or improved
 - Stormwater management planning requirements

Polling Question(s): SWS

Please Answer Yes or No

- Do you feel that the Environmental Screening report has identified the environmental constraints within the FSA?

Technical Study Findings Will Inform the SABE

- The preliminary principles and general conclusions of the technical studies will inform selection of the SABE
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Peel 2041+: Settlement Area Boundary Expansion

Resources



PUBLIC SESSIONS



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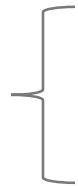
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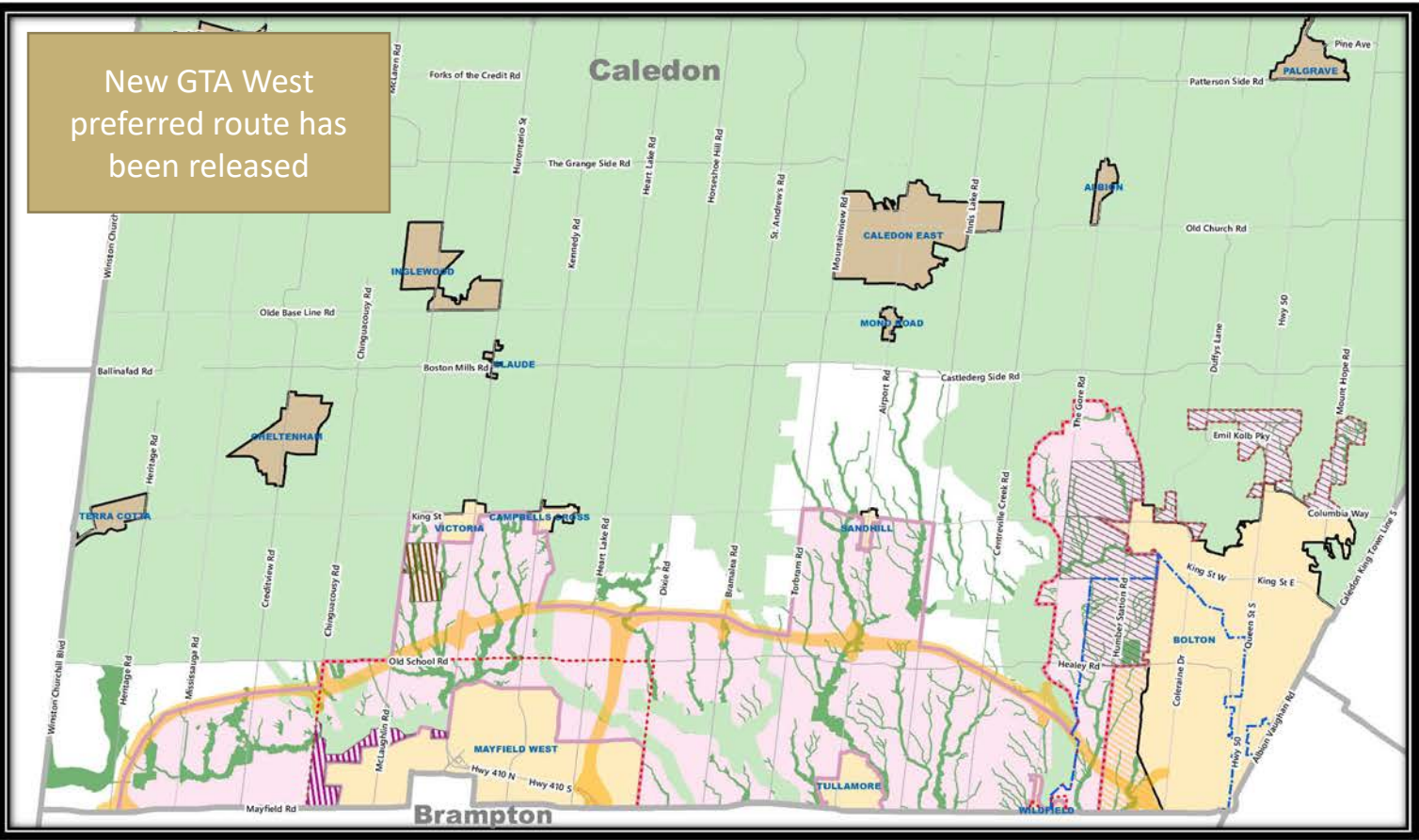


Strategic

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FSA Located in Southern Caledon

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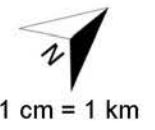
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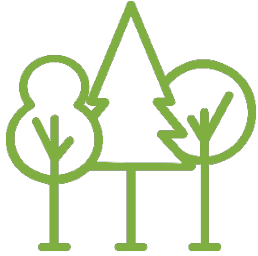
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Technical Studies



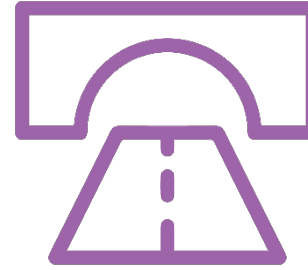
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Resources

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- Mineral Aggregate Study
- Stage 1 Archaeological Assessment



Infrastructure and Finance

- Water and Wastewater Assessment
- Transportation Assessment
- Fiscal Impact



Growth Management & Built Environment

- Employment and Commercial Opportunities Assessment
- Public Facilities Assessment
- Community Health Assessment

Purpose of Technical Studies



Mineral Aggregates Study

- Map high potential mineral aggregate resources for projected growth
- Address potential provincial policy requirements



Cultural Heritage Study

- Establish an inventory of known and potential cultural heritage resources
- Provide guidance on implications of cultural heritage in relation to SABE

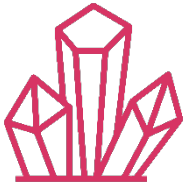


Stage 1 Archeological Impact Assessment

- Review previous archaeological sites and historical settlement trends
- Determine the archaeological potential of properties in the study area



General Approach



Mineral Aggregates Study



INVENTORY



POLICY AND REGULATORY



Cultural Heritage Study



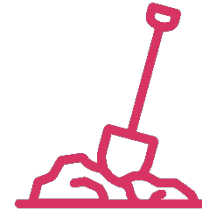
INVENTORY



POLICY AND REGULATORY



SPATIAL



Stage 1 Archeological Impact Assessment



INVENTORY



POLICY AND REGULATORY



SPATIAL

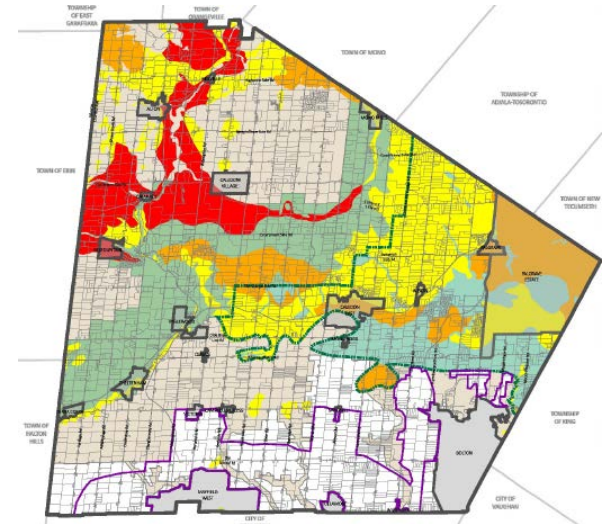
Mineral Aggregates Study

- A Place to Grow, 2019 requires that settlement boundary expansions must apply policies related to:
 - Wise Use and Management of Resources; and
 - Protecting Public Health and Safety in accordance with the PPS, 2020
- Included an examination of the Region's known high potential mineral aggregate resource areas (HPMARA)
- Analysis also relied upon the Ontario Geological Survey (OGS) Aggregate Resources Inventory Papers (ARIP)

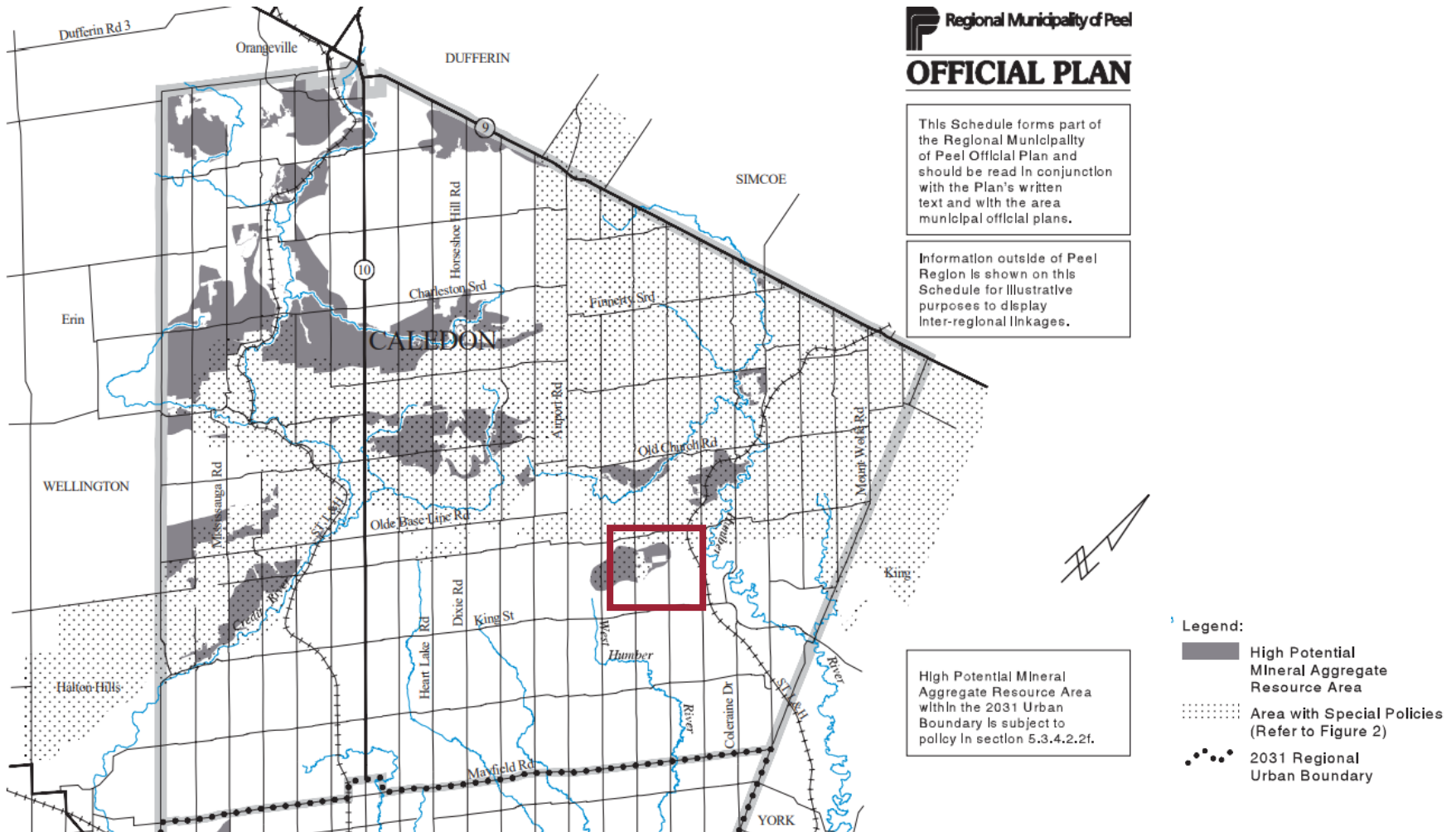


Mineral Aggregates Study

- No high potential mineral aggregate resource areas (HPMARA) within the FSA, but deposits are adjacent
- Should a SABE(s) be within 300-500 metre setback from HPMARA deposits, further study would be required
- Mapping of potentially unconstrained, viable resource areas and required setbacks be and refined should a SABE be proposed in this area



High Potential Mineral Aggregate Resource Areas in Caledon

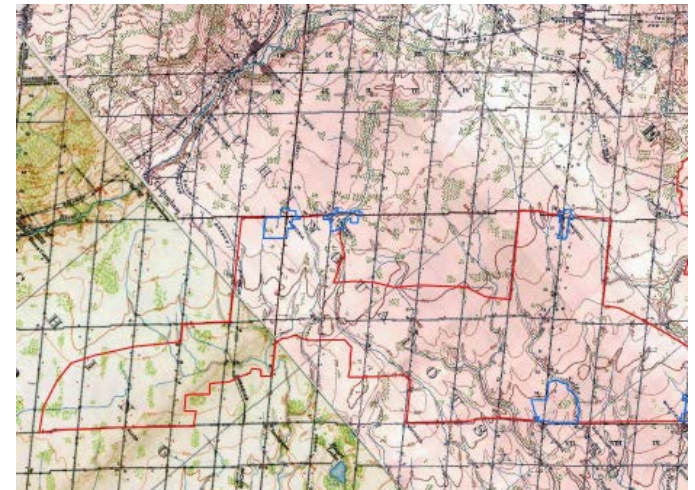


Polling Question(s): Please Answer Yes, No or Don't Know

- Do you generally agree with the approach used for the **Mineral Aggregates Study**?
 - No high potential mineral aggregate resource areas (HPMARA) within the FSA, but deposits are adjacent
 - Should a SABE(s) be within 300-500 metre setback from HPMARA deposits, further study would be required
 - Mapping of potentially unconstrained, viable resource areas and required setbacks be and refined should a SABE be proposed in this area

Cultural Heritage and Archeological Assessment

- The first settlers, primarily from Scotland and Ireland, arrived in the township in 1819-1820
- During the late 19th and 20th centuries important industries in the Town included:
 - Agriculture
 - Stone quarry operations
 - Grist and saw mills



Cultural Heritage Assessment



- No preferred location for the SABE
- Cultural heritage resources have good potential for conservation and integration with future land uses

Polling Question(s): Please Answer Yes, No or Don't Know

- Do you generally agree with the approach used for the **Cultural Heritage Assessment**?
 - No preferred location for the SABE
 - Cultural heritage resources have good potential for conservation and integration with future land uses

Stage 1 Archaeological Impact Assessment

Key findings of the FSA

- Approximately 78%, or 6,503 ha, of the FSA exhibits potential for the presence of Indigenous and/or Euro-Canadian archaeological resources

Development occurring in the SABE

- Will require more in-depth archaeological assessments (Stage 2, 3 or 4) if there is archaeological potential
- This need does not preclude development; rather, it requires negative impacts to archaeological resources be mitigated prior to development occurring



Polling Question(s): Please Answer Yes, No or Don't Know

- Do you generally agree with the approach used for the **Stage 1 Archaeological Assessment**?
 - Approximately 78%, or 6,503 ha, of the FSA exhibits potential for the presence of Indigenous and/or Euro-Canadian archaeological resources

Technical Study Findings Will Inform the SABE

- The preliminary principles and general conclusions of the technical studies will inform selection of the SABE
- Proposed Regional Official Plan Amendment will provide policies to guide future planning of the SABE
- Subsequent stages of the planning process will help develop detailed land use plans for the SABE:
 - Caledon Official Plan and Secondary Plans
 - Detailed Subwatershed Planning
 - Zoning By-laws
 - Others

Next Steps

- **Ongoing**
 - Solicit stakeholder feedback on analysis completed to date
- **September/October 2020**
 - Consult with municipal staff, agencies, and public to describe the SABE Study, present the Focused Study Area, and discuss technical study results
- **Fall 2020**
 - Update technical studies based on comments received through consultation
 - Begin drafting SABE and Regional Official Plan Amendment (ROPA) policies based on results of the technical studies
- **December 2020**
 - Finalize technical studies and update Council on status of SABE ROPA
- **Additional information can be found at:**
 - <https://www.peelregion.ca/officialplan/review/>